

City of Tenino

149 Hodgen Street South
Tenino, WA 98589

City Council Meeting
Tuesday, February 28, 2023 at 7:00 PM

Agenda

WORK SESSION

CALL TO ORDER

AGENDA APPROVAL

1. Agenda for the Regular Meeting of the 2/28/23.

Recommended Action: Motion to approve the agenda as presented.

APPROVAL OF MINUTES

2. Meeting Minutes for 2/14/2023

Recommended Action: Motion to approve 2/14/2023 meeting minutes as presented.

CONSENT CALENDAR

3. Consent Calendar consisting of February 15, 2023 through February 28, 2023:

Payroll EFT's in the amount of \$33,049.69

Claims Checks #31220 through #31243 and EFT's in the amount of \$39,778.08

for a grand total of \$72,827.77

Liquor Cannabis License: None

Recommended Action: Move to approve the consent calendar as presented.

EXECUTIVE SESSION

4. Executive Session

Review Performance of public employee

PRESENTATIONS

PUBLIC COMMENTS

PUBLIC HEARING

PROCLAMATIONS

OLD BUSINESS

NEW BUSINESS

- [5.](#) Final Plat approval for Tenino Agricultural Park, to subdivide a city-owned 20.07-acre parcel zoned Public/Semi-Public into five lots, one that contains the existing wastewater treatment plant and four lots for future development. Also included are tracts for storm drainage and shared access/parking

Recommended Action: Approve Final Plat for Tenino Agricultural Park

RESOLUTIONS

ORDINANCES

REPORTS

6.
 - 1) Chamber of Commerce
 - 2) Economic Development Council (EDC)
 - 3) South Thurston Economic Development Initiative (STEDI)
 - 4) ARCH Commission
 - 5) Experience Olympia & Beyond (VCB)
 - 6) South Thurston Fire
 - 7) Library
 - 8) Museum
 - 9) Tenino Community Service Center
7.
 - 1) Civil Service Commission
 - 2) Façade Improvement Grant Review Committee
 - 3) Finance Committee
 - 4) Planning Commission
 - 5) Public Safety Committee
- [8.](#)
 - 1) Chief of Police
 - 2) Director of Public Works
 - 3) City Planner
 - 4) Code Enforcement/Building Inspector
 - 5) PARC Specialist
 - 6) City Attorney

7) Clerk/Treasurer

8) Mayor

9. 1) Bucoda/Tenino Healthy Action Team (BTHAT)

2) Solid Waste Advisory Board

3) TCOMM/911

4) Tenino School Board

5) Thurston Regional Planning Council (TRPC)

6) Transportation Policy Board

7) Legislature

PUBLIC COMMENTS 2

ANNOUNCEMENTS

ADJOURNMENT

2.

File Attachments for Item:

2. Meeting Minutes for 2/14/2023

Recommended Action: Motion to approve 2/14/2023 meeting minutes as presented.

City Council Meeting
Tuesday, February 14, 2023

Minutes

WORK SESSION

Mayor Fournier convened the work session at 7:00 pm with

PRESENT

Councilmember Linda Gotovac

Councilmember Elaine Klamn

Councilmember John O'Callahan

Councilmember Jason Lawton

Councilmember Rachel Davidson

1. RV ordinance Discussion

Recommended Action: Discussion Only

RV ordinance Discussion

Recommended Action: Discussion Only

CALL TO ORDER

Mayor Fournier convened the regular meeting at 7:30 pm with

PRESENT

Councilmember Linda Gotovac

Councilmember Elaine Klamn

Councilmember John O'Callahan

Councilmember Jason Lawton

Councilmember Rachel Davidson

AGENDA APPROVAL

2. Agenda for the Regular Meeting of the 2/14/23.

Recommended Action: Motion to approve the agenda as presented.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Gotovac.

Voting Yea: Councilmember Gotovac, Councilmember Klamn, Councilmember O'Callahan,
Councilmember Lawton, Councilmember Davidson.

Motion carries 5/0.

APPROVAL OF MINUTES

3. Meeting Minutes for 1/24/2023

Recommended Action: Motion to approve 1/24/2023 meeting minutes as presented.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Gotovac, Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton, Councilmember Davidson.

Motion carries 5/0.

CONSENT CALENDAR

4. Consent Calendar consisting of January 25, 2023 through February 14, 2023:

Payroll EFT's in the amount of \$50,116.11

Claims Checks #31163 through #31219 and EFT's in the amount of \$193,572.86

for a grand total of \$243,688.97

Liquor Cannabis License: Landmark Tavern

Recommended Action: Move to approve the consent calendar as presented.

Motion made by Councilmember O'Callahan to approve the consent calendar, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Gotovac, Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton, Councilmember Davidson.

Motion carries 5/0.

Motion made by Councilmember Gotovac to approve the Liquor License for Landmark Tavern, Seconded by Councilmember O'Callahan.

Voting Yea: Councilmember Gotovac, Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton, Councilmember Davidson.

Motion carries 5/0.

EXECUTIVE SESSION

None

PRESENTATIONS

5. Presentation from South Thurston Fire regarding First Due

Recommended Action: None

Captain Shaffren presented on the new pre fire planning program in place.

PUBLIC COMMENTS

Walt Taylor: Mr. Taylor lives off Crowder Rd and has for 39 years now. He complained about the pot holes at the intersection of Crowder and Park Ave as well as 6th St.

PUBLIC HEARING

None

PROCLAMATIONS

None

OLD BUSINESS

None

NEW BUSINESS

- 6. Stone Carver Lease Amendment. This Amendment will extend the current 1 year lease to 5 years.

Recommended Action: Review and motion to approve Stone Carver Lease Amendment.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Gotovac, Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton, Councilmember Davidson.

Motion carries 5/0.

- 7. Commercial Brokers Agreements. City of Tenino would enter into Agreements with Kidder Mathews to assist the City with structuring ground lease rates in the ag park.

Recommended Action: Review and motion to approve Agreements with Kidder Mathews.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Gotovac.

Voting Yea: Councilmember Gotovac, Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton, Councilmember Davidson.

Motion carries 5/0.

- 8. Thurston County Heritage Grant Acceptance of \$4,261.09

Recommended Action: Accept the Thurston County Heritage Grant

Motion made by Councilmember O'Callahan, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Gotovac, Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton, Councilmember Davidson.

Motion carries 5/0.

RESOLUTIONS

None

ORDINANCES

None

REPORTS

9. 1) Chamber of Commerce

2) Economic Development Council (EDC)

3) South Thurston Economic Development Initiative (STEDI)

4) ARCH Commission

5) Experience Olympia & Beyond (VCB)

6) South Thurston Fire

7) Library

8) Museum

9) Tenino Community Service Center

1) Chamber of Commerce: George Sharp reported the meetings for Oregon Trail Days has started, they meet on the first Monday of month.

2) Economic Development Council (EDC): They meet next week.

3) South Thurston Economic Development Initiative (STEDI): They met in Rainier.

4) ARCH Commission: They have a new contest that opens 2/15 and ends 3/15 for the new banner being hung 6/28/2023.

6) South Thurston Fire: It is now the season for grants to which they are applying for. They also provided a report on the call volumn.

10. 1) Civil Service Commission

2) Façade Improvement Grant Review Committee

3) Finance Committee

4) Planning Commission

5) Public Safety Committee

None

11. 1) Chief of Police

2) Director of Public Works**3) City Planner****4) Code Enforcement/Building Inspector****5) PARC Specialist****6) City Attorney****7) Clerk/Treasurer****8) Mayor**

1) Chief of Police: Chief Auderer reported he is still working the fuel purchase through the school district. They are trying to get cards for everyone to use. He also thanked Code Enforcement officer Rene Durand on his work at the Washington Street address it was a real health hazard.

4) Code Enforcement/Building Inspector: Rene reported on the Washington Street enforcement stating a lot of the information is not open to public record at this time. It did entail a lot of work and hours. He also thanked the Chief for his assistance.

7) Clerk/Treasurer: C/T Scharber introduced new Utility clerk Courtney Sheldon. She stated the Quarry House should be done by the end of the month. She will be attending a pool designers meeting. Engineer Mike Marsharl feels the pool should be able to open on 7/1/23.

12. 1) Bucoda/Tenino Healthy Action Team (BTHAT)**2) Solid Waste Advisory Board****3) TCOMM/911****4) Tenino School Board****5) Thurston Regional Planning Council (TRPC)****6) Transportation Policy Board****7) Legislature**

1) Bucoda/Tenino Healthy Action Team (BTHAT): Councilmember Lawton reported they will be having a parent workshop meeting with dinner.

2) Solid Waste Advisory Board: Councilmember Klamn reported they now have help with garbage stops and a new mulch program. The styrofoam company Dart will be closing at the end of the month.

4) Tenino School Board: Councilmember Davidson reported the 5th graders have a letter writing campaign going on now. The Boys and Girls Wrestling teams are going to State. She also reminded everyone of the PTSA Auction on 3/11 and to get your tickets now. Security has been

increased at the schools.

5) Thurston Regional Planning Council (TRPC)/6) Transportation Policy Board: Councilmember O'Callahan reported they elected new Officers. They discussed the Federal Government funds for counties.

7) Legislature: Councilmember Gotovac reported there is a bill in front of the Legislature to make Washington the Official Evergreen State.

PUBLIC COMMENTS 2

None

ANNOUNCEMENTS

None

ADJOURNMENT

Mayor Fournier adjourned the meeting at 8:34 pm

File Attachments for Item:

3. Consent Calendar consisting of February 15, 2023 through February 28, 2023:

Payroll EFT's in the amount of \$33,049.69

Claims Checks #31220 through #31243 and EFT's in the amount of \$39,778.08 for a grand total of \$72,827.77

Liquor Cannabis License: None

Recommended Action: Move to approve the consent calendar as presented.

Consent Calendar consisting of February 15, 2023, through February 28, 2023:

- Payroll EFT's in the amount of \$33,049.69**
- Claims Checks #31220 through #31243 and EFT's in the amount of \$39,778.08**

for a grand total of \$72,827.77.

Liquor and/or Cannabis License requests:

CHECK REGISTER

3.

City Of Tenino

Time: 15:15:49 Date: 02/28/2023

02/15/2023 To: 02/28/2023

Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
483	02/20/2023	Payroll	5	EFT	Robert A Auderer	2,551.36	
484	02/20/2023	Payroll	5	EFT	Christopher A Backus	2,279.02	
485	02/20/2023	Payroll	5	EFT	Veronica A Barnes	1,942.57	
486	02/20/2023	Payroll	5	EFT	Troy LK Cannon	2,848.03	
487	02/20/2023	Payroll	5	EFT	Rene Durand	1,983.33	
488	02/20/2023	Payroll	5	EFT	Brent L Gibbs	2,512.55	
489	02/20/2023	Payroll	5	EFT	Drew Johnson	2,459.37	
490	02/20/2023	Payroll	5	EFT	Aaron Lee	1,819.46	
491	02/20/2023	Payroll	5	EFT	Alec C McClelland	1,792.76	
492	02/20/2023	Payroll	5	EFT	Cole Plaja	1,743.07	
493	02/20/2023	Payroll	5	EFT	Jason M Plaja	2,495.10	
494	02/20/2023	Payroll	5	EFT	Derrick Prosser	1,759.87	
495	02/20/2023	Payroll	5	EFT	Jessica Reeves-Rush	1,430.63	
496	02/20/2023	Payroll	5	EFT	Maria Rodriguez	1,807.20	
497	02/20/2023	Payroll	5	EFT	Jennifer N Scharber	2,302.80	
498	02/20/2023	Payroll	5	EFT	Courtney N Sheldon	1,322.57	
577	02/28/2023	Claims	5	31220	911 Supply - Keizer	1,005.35	
578	02/28/2023	Claims	5	31221	ALS Group USA, Corp	1,707.00	
579	02/28/2023	Claims	5	31222	Actionaire Inc	440.97	
580	02/28/2023	Claims	5	31223	American Fence Rental LLC	244.94	
581	02/28/2023	Claims	5	31224	Batteries Plus #244	186.59	
582	02/28/2023	Claims	5	31225	Enbody, Dugaw, Enbody	400.00	
583	02/28/2023	Claims	5	31226	FCS Group	5,290.00	
584	02/28/2023	Claims	5	31227	Gibbs & Olson Inc	7,804.10	
585	02/28/2023	Claims	5	31228	H D Fowler Co	3,593.09	
586	02/28/2023	Claims	5	31229	Les Schwab Tires (Tumwater)	691.50	
587	02/28/2023	Claims	5	31230	Miles Sand And Gravel Company	437.76	
588	02/28/2023	Claims	5	31231	Mountain Mist Water	117.31	
589	02/28/2023	Claims	5	31232	Northstar Chemical, Inc	1,134.51	
590	02/28/2023	Claims	5	31233	Puget Sound Energy	4,658.21	
591	02/28/2023	Claims	5	31234	Qualification Targets Inc.	48.38	
592	02/28/2023	Claims	5	31235	Quill	32.42	
593	02/28/2023	Claims	5	31236	Tenino Marketfresh	4,175.39	
594	02/28/2023	Claims	5	31237	Thurston Co Emergency Mgt	75.00	
595	02/28/2023	Claims	5	31238	Tyler Rental - Chehalis	412.94	
596	02/28/2023	Claims	5	31239	Visitor & Conv Bureau of Thurston Co	5,000.00	
597	02/28/2023	Claims	5	31240	WA State Dept of Health	1,372.40	
598	02/28/2023	Claims	5	31241	WA State Dept of L&I Boiler	119.60	
599	02/28/2023	Claims	5	31242	Wells Fargo Vendor Fin Serv	515.07	
600	02/28/2023	Claims	5	31243	Wilson Parts Corporation	315.55	

001 General Government Fund #001	31,189.35
002 Quarry Pool Fund #002	1,744.79
101 City Street Fund #101	7,506.72
310 Municipal Capital Imp Fund 310	4,710.97
401 Water Fund	11,637.21
402 Water Capital Imp Fund	2,771.00
410 Sewer Fund	13,267.73

	Claims:	39,778.08
	Payroll:	33,049.69

CHECK REGISTER

Trans Date	Type	Acct #	Chk #	Claimant	Amount	Memo
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WE, the members of the City Council of the City of Tenino, Thurston County, Washington, DO
 HEREBY certify that the merchandise or services listed above have been received and that the above
 listed vouchers and the related checks have been reviewed and approved for payment by the Tenino City
 Council.

DATED this _____ day of _____ 2023.

 Clerk/Treasurer

 Mayor

 Councilmember

 Councilmember

 Councilmember

 Councilmember

 Councilmember

File Attachments for Item:

5. Final Plat approval for Tenino Agricultural Park, to subdivide a city-owned 20.07-acre parcel zoned Public/Semi-Public into five lots, one that contains the existing wastewater treatment plant and four lots for future development. Also included are tracts for storm drainage and shared access/parking


Recommended Action: Approve Final Plat for Tenino Agricultural Park

City of Tenino

Washington

149 Hodgden Street South PO Box 4019 Tenino, WA 98589 (360) 264-2368

TENINO AGRICULTURAL PARK FINAL PLAT
PSD2022-0001
STAFF REPORT: DAN PENROSE, CITY PLANNER
FEBRUARY 28, 2023



OWNER: City of Tenino
149 Hodgden Street South
Tenino, WA 98589

APPLICANT: City of Tenino

REQUEST: **Final Plat** approval for Tenino Agricultural Park, to subdivide a city-owned 20.07-acre parcel zoned Public/Semi-Public into five lots, one that contains the existing wastewater treatment plant and four lots for future development. Also included are tracts for storm drainage and shared access/parking.

MEETING DATE: February 28, 2023, City Council Meeting

STAFF RECOMMENDATION PSD2022-0001

Staff recommends that the City Council **APPROVE Final Plat PSD2022-0001** for a 4-lot subdivision, based upon finding that the request meets all applicable standards set forth in the Tenino Municipal Code and has met each of the conditions set forth in Preliminary Plat approval:

1. The applicant has demonstrated compliance with the City’s stormwater requirements and ensures facilities will be installed to contain all runoff on-site.
2. A note has been placed on the final plat indicating the site is within a critical aquifer recharge area and that the site is adjacent to an existing mining resource.
3. An Integrated Pest and Vegetation Management Policy (IPM) has been prepared and is pending approval by Thurston County Environmental Health. Certificates of occupancy for buildings will not be issued prior to approval by Thurston County Environmental Health.
4. The site development application includes a final drainage report with a site plan and basin map showing the location and size of the proposed stormwater infrastructure, existing stormwater flows, and overflow routes. The site development permit application includes a Stormwater Pollution Prevention Plan (SWPPP), erosion control plan, and operations and maintenance documentation.

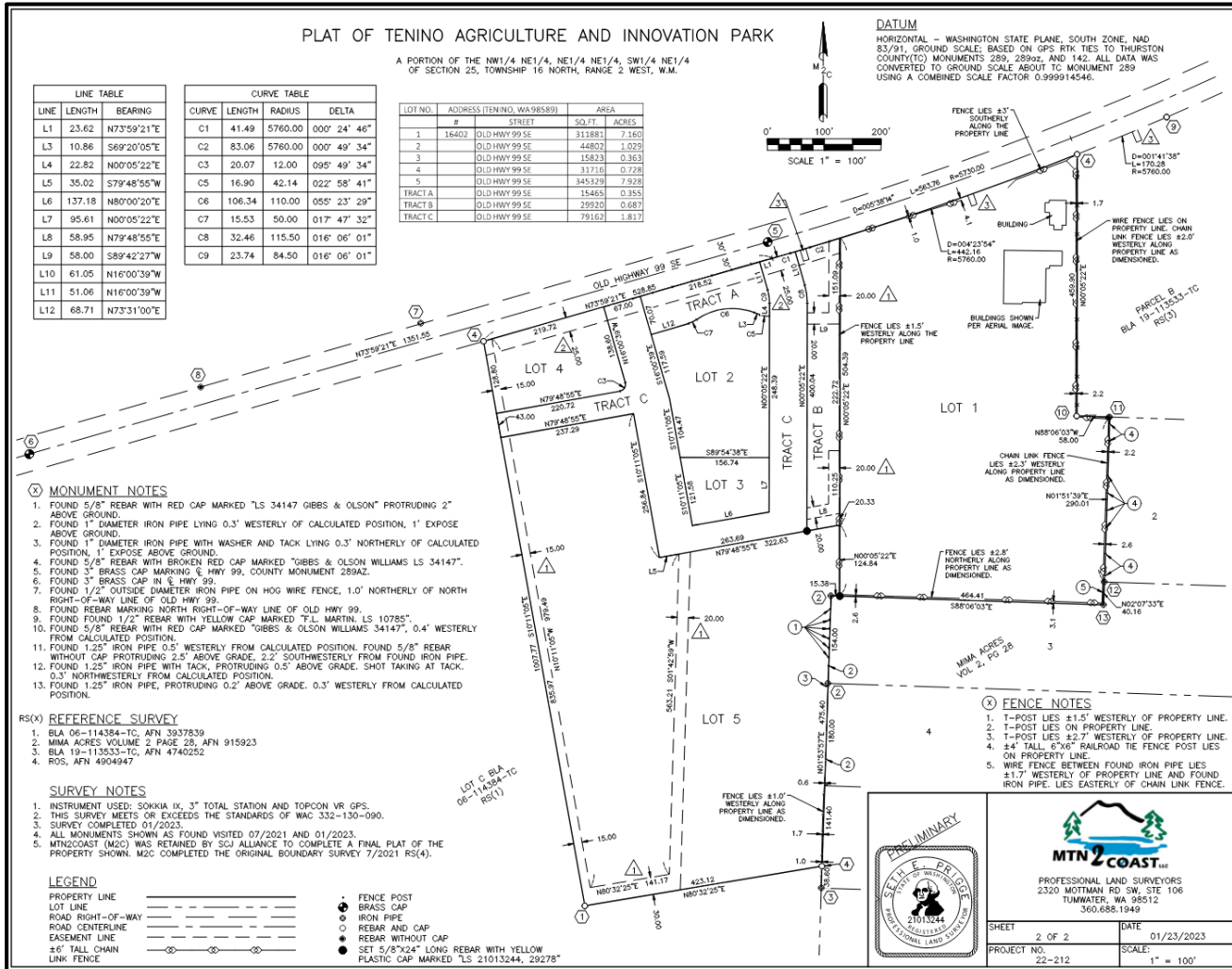
- The applicant acknowledges that prior to final occupancy of any buildings constructed on the lots, frontage improvements shall be installed per Title 114 requirements.
- Adequate provisions for ownership and maintenance of the common areas have been noted on the face of the Final Plat and will be recorded with the Thurston County Auditor when the Final Plat is recorded. These provisions address ownership, right of use, responsibility for maintenance, remedies in the event any of the responsible parties fail to perform, and procedures for modification or vacation of easements or tracts and associated facilities not required as a condition of the land division approval.

BACKGROUND

SITE DESCRIPTION

Property Location: 16402 Old Highway 99 SE, Tenino, WA 98589
Parcel Number: 12625130103
Zoning: Public/Semi-Public
Property Size: 20.07 acres

This proposal divides the property associated with the Southwest Washington Agricultural Business & Innovation Park Master Plan.



The applicant has subdivided a city-owned 20.07-acre parcel zoned Public/Semi-Public into five lots. One parcel includes the City’s existing wastewater treatment plant and the other four parcels are reserved for future development. The plat also includes tracts for storm drainage and shared access/parking. The site is envisioned to ultimately house the SW Washington Agricultural Business Park, and this proposal is related to a master plan developed for the site in 2020. The agricultural park is intended to be developed in multiple phases over several years.

- Lot 1: 7.16 acres (Wastewater Treatment Plant)
- Lot 2: 44,802 square feet (1.029 acre)
- Parcel 3: 15,823 square feet (.363 acre)
- Parcel 4: 31,716 square feet (.728 acre)
- Parcel 5: 345,329 square feet (7.928 acre)
- Remaining Tracts: Storm Drainage and Utility Easements (2.859 acres)

NOTIFICATION AND PUBLIC COMMENT

The applicant submitted a Land Use Application to the City of Tenino on September 8, 2022 and the application was determined complete on September 12, 2022. A notice of application, SEPA Determination of Nonsignificance (DNS), and notice of public hearing was published in the Tenino Independent on September 14, 2022. This notice and a copy of the preliminary plat was also mailed to all property owners within 300 feet of the subject property on September 13th. The public and SEPA comment periods closed on September 29th. Two written comments were received in relation to the notice, from Washington State Department of Ecology and Miles Sand & Gravel.

A Public Hearing was conducted by the Tenino Planning Commission on October 5. The applicant and development representatives made comments and answered Planning Commission member questions. The Planning Commission approved the proposal on October 5, 2022.

On November 8, 2022 the City Council approved the Preliminary Plat to allow a four lot subdivision with six conditions of approval.

FINDINGS FOR APPROVAL OF A FINAL PLAT

Tenino Municipal Code 114.40.060 gives the city council the full authority to approve final plats, replats, alterations, or amendments. The community development department has reviewed the application for a proposed final plat **and is satisfied that the following conditions exist:**

- A. The final plat, replat, alteration, or amendment meets all standards established by state law and this title relating to final plats;
- B. The proposed final plat, replat, alteration, or amendment bears the certificates and statements of approval required by this title and state law;
- C. The final plat conforms to the content requirements of 114.40.050;
- D. Required improvements pursuant to Chapter 114.50 have been installed or bonded for same
- E. The requirements of preliminary plat have been verified as completed/bonded as required and

provided to the council as a written staff report;

F. A title insurance report that confirms the title of the land in the proposed subdivision is vested in the name of all persons whose consent is necessary to dedicate streets and other easements shown upon the map and whose signatures appear on the plat's certificate not older than 60 days at time of filing for final plat showing the names;

G. City engineer/community development. The facilities and improvements required to be provided by the developer have been completed or, alternatively, that the developer has provided a performance bond, or cash deposit in lieu thereof, or other security commonly used by banking and lending institutions; provided further that the bond, cash deposit, or other security, as hereinabove required, shall be filed with the city clerk/treasurer and shall be in a form acceptable to the city and in an amount of 125 percent of costs and with sureties commensurate with improvements remaining to be completed and securing to the city the construction and installation of the improvements within a fixed time as set by the council, pursuant to Chapter 100.30.120, security mechanisms.

PLAT OF TENINO AGRICULTURE AND INNOVATION PARK

A PORTION OF THE NW1/4 NE1/4, NE1/4 NE1/4, SW1/4 NE1/4 OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 2 WEST, W.M.

ORIGINAL LEGAL DESCRIPTION

TPN: 12625130103

LOT B OF BOUNDARY LINE ADJUSTMENT NO. BLA-06-114384TC, AS RECORDED JUNE 26, 2007 UNDER AUDITOR'S FILE NO. 3937839.

DEDICATION

KNOW TO ALL PEOPLE PRESENT THAT CITY OF TENINO, A MUNICIPAL CORPORATION, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS LAND DIVISION AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, STORM DRAINAGE, EASEMENTS, SANITARY SEWER EASEMENTS AND WATER MAIN EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE FACE OF THIS PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUE, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

LOT 1 IS FOR EXISTING TREATMENT PLANT
LOT 2 IS FOR FUTURE COMMERCIAL BUILDING
LOT 3 IS FOR FUTURE COMMERCIAL BUILDING
LOT 4 IS FOR FUTURE COMMERCIAL BUILDING
LOT 5 IS FOR FUTURE DEVELOPMENT
TRACT A IS FOR STORM DRAINAGE
TRACT B IS FOR STORM DRAINAGE
TRACT C IS FOR SHARED ACCESS/ PARKING/ UTILITY EASEMENT.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2023.

CITY OF TENINO _____
SIGNATURE

NAME AND TITLE: _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____)SS

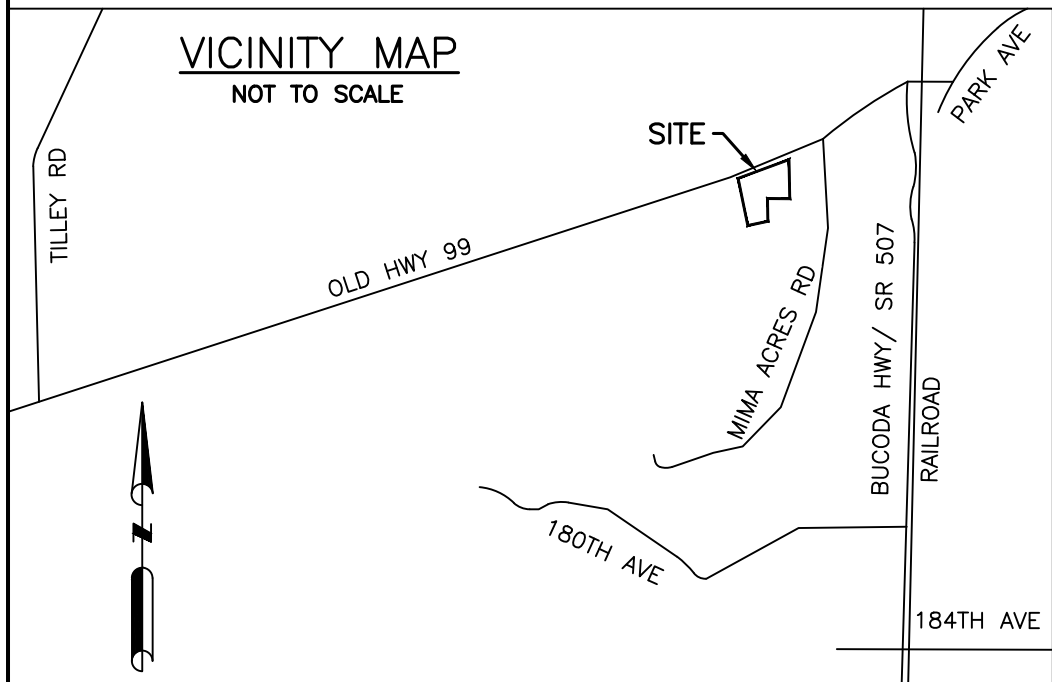
ON THIS _____ DAY OF _____, 2023, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____ OF THE CITY OF TENINO, A MUNICIPAL CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID MUNICIPAL CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT _____ AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

RESTRICTIONS AND PLAT NOTES

1. THE COST OF CONSTRUCTION AND MAINTAINING ALL STREETS NOT HEREIN DEDICATED AS PUBLIC STREETS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS, AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHICH TITLE OF THE STREETS MAY BE HELD.
2. ALL LANDSCAPE AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER AND THE OWNERS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY STREET PURPOSES.
3. COMMUNITY TRACTS A, B AND C SHALL BE OWNED AND MAINTAINED IN COMMON FOR THE BENEFIT OF ALL LOT OWNERS. ALL LOTS HAVE AN UNDIVIDED INTEREST IN THE OWNERSHIP AND MAINTENANCE OF COMMUNITY AREAS. THE OWNERSHIP INTEREST IN EACH COMMUNITY TRACT SHALL BE STATED IN THE DEED TO EACH LOT.
4. PURSUANT TO CITY ORDINANCE, THE CITY OF TENINO MAY DENY THE ISSUANCE OF BUILDING OR OCCUPANCY PERMITS FOR ANY STRUCTURE WITHIN THIS PLAT UNTIL STREET, SIDEWALK, OR OTHER REQUIRED PLAT IMPROVEMENTS HAVE BEEN INSTALLED, OR ANY ADDITIONAL CONDITIONS APPROVED BY THE CITY OF TENINO.
5. THE SITE IS WITHIN A CRITICAL AQUIFER RECHARGE AREA.
6. THE SITE IS ADJACENT TO AN EXISTING MINING RESOURCE.



EASEMENT NOTE

1. WATERLINE EASEMENT (WIDTH VARIES, SEE MAP ON SHEET 2)
2. 25' WIDE PEDESTRIAN AND SEWER EASEMENT
3. 10'X20' EASEMENT PER AFN 870179

SURVEYOR'S CERTIFICATE

I, SETH E PRIGGE, HEREBY CERTIFY THAT THIS PLAT OF TENINO AGRICULTURE AND INNOVATION PARK CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION OF A PORTION OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 2 WEST, W.M., THAT THE DISTANCES AND COURSES SHOWN HEREON ARE CORRECT, THAT THE MONUMENTS WERE FOUND AS SHOWN AND THAT THE LOT AND TRACT CORNERS HAVE BEEN STAKED ON THE GROUND WITH 5/8" REBAR WITH YELLOW PLASTIC CAPS STAMPED "LS 21013244, 29278".:

_____, IN DECEMBER, 2023

SETH E. PRIGGE, PLS #21013244

APPROVALS

CITY ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 2023.

CITY OF TENINO ENGINEER

HEALTH OFFICER

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 2023.

THURSTON COUNTY HEALTH OFFICER

CITY CLERK-TREASURER

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR _____.

CLERK-TREASURER, CITY OF TENINO DATE

CITY COUNCIL

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 2023.

MAYOR, CITY OF TENINO

CLERK-TREASURER, CITY OF TENINO

COMMUNITY DEVELOPMENT DEPARTMENT

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 2023.

PLANNING MANAGER/ DESIGNEE

PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 2023.

PUBLIC WORKS DIRECTOR

THURSTON COUNTY ASSESSOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 2023.

THURSTON COUNTY ASSESSOR

THURSTON COUNTY TREASURER

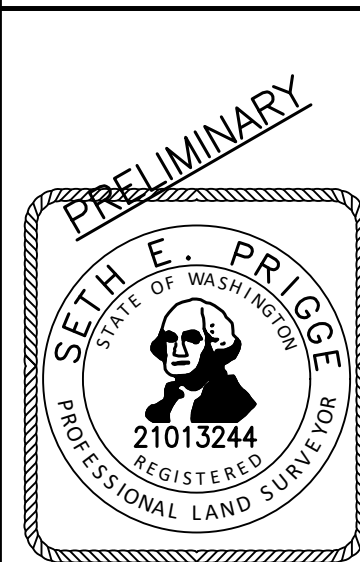
I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR _____.

THURSTON COUNTY TREASURER DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF MTN2COAST, LLC THIS _____ DAY _____ 20____, AT MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED UNDER AUDITOR'S FILE NO. _____ RECORDS OF THURSTON COUNTY, WASHINGTON.

THURSTON COUNTY AUDITOR DEPUTY AUDITOR



PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360.688.1949

SHEET	1 OF 2	DATE	01/23/2023
PROJECT NO.	22-212	SCALE:	N/A

PLAT OF TENINO AGRICULTURE AND INNOVATION PARK

A PORTION OF THE NW1/4 NE1/4, NE1/4 NE1/4, SW1/4 NE1/4 OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 2 WEST, W.M.

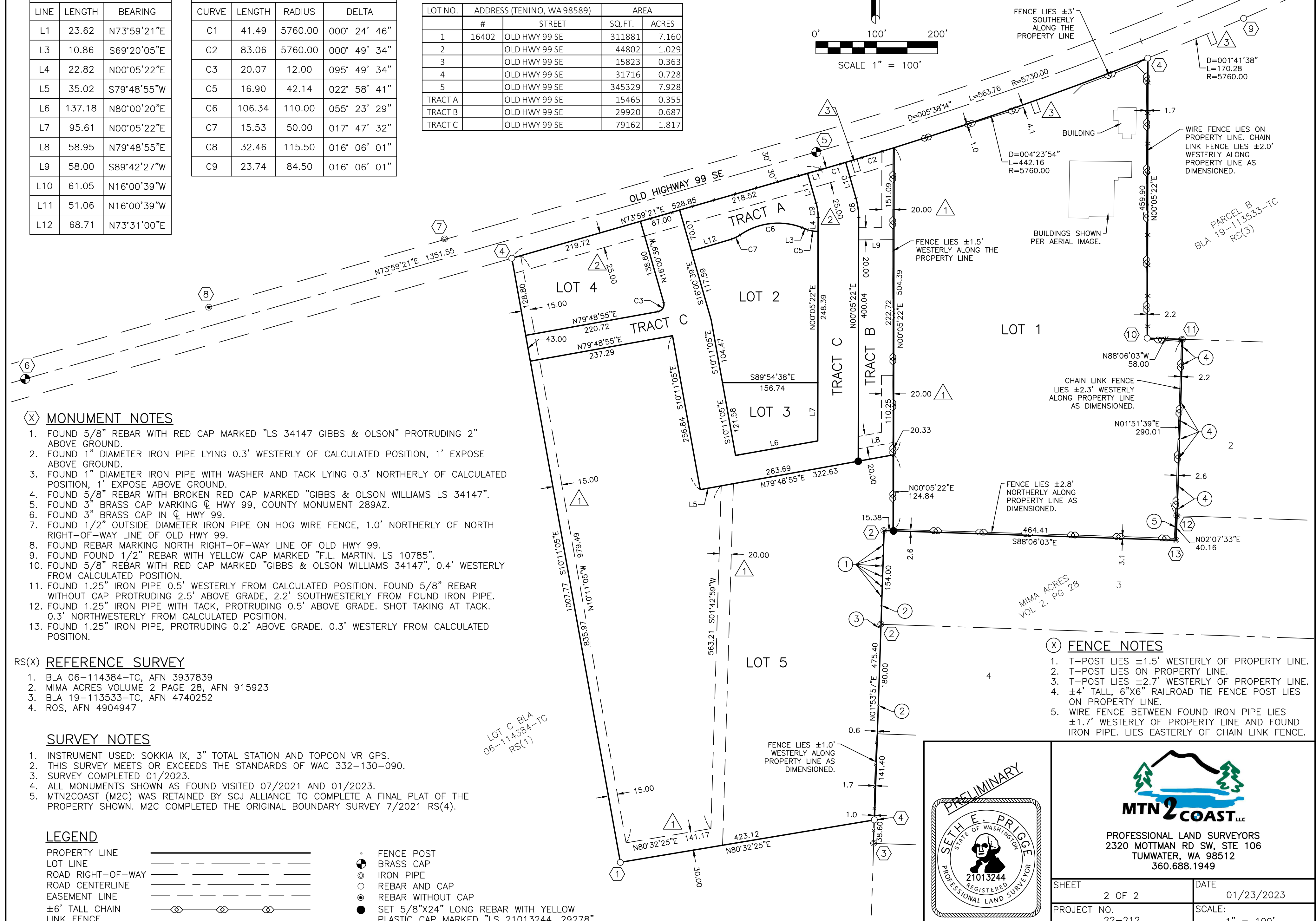
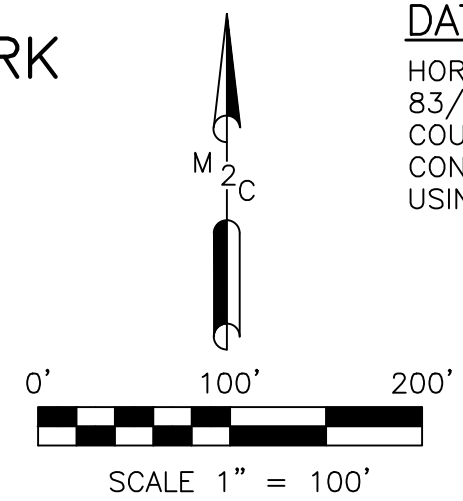
DATUM

HORIZONTAL - WASHINGTON STATE PLANE, SOUTH ZONE, NAD 83/91, GROUND SCALE; BASED ON GPS RTK TIES TO THURSTON COUNTY(TC) MONUMENTS 289, 289az, AND 142. ALL DATA WAS CONVERTED TO GROUND SCALE ABOUT TC MONUMENT 289 USING A COMBINED SCALE FACTOR 0.999914546.

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.62	N73°59'21"E
L3	10.86	S69°20'05"E
L4	22.82	N00°05'22"E
L5	35.02	S79°48'55"W
L6	137.18	N80°00'20"E
L7	95.61	N00°05'22"E
L8	58.95	N79°48'55"E
L9	58.00	S89°42'27"W
L10	61.05	N16°00'39"W
L11	51.06	N16°00'39"W
L12	68.71	N73°31'00"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	41.49	5760.00	000° 24' 46"
C2	83.06	5760.00	000° 49' 34"
C3	20.07	12.00	095° 49' 34"
C5	16.90	42.14	022° 58' 41"
C6	106.34	110.00	055° 23' 29"
C7	15.53	50.00	017° 47' 32"
C8	32.46	115.50	016° 06' 01"
C9	23.74	84.50	016° 06' 01"

LOT NO.	ADDRESS (TENINO, WA 98589)		AREA	
	#	STREET	SQ.FT.	ACRES
1	16402	OLD HWY 99 SE	311881	7.160
2		OLD HWY 99 SE	44802	1.029
3		OLD HWY 99 SE	15823	0.363
4		OLD HWY 99 SE	31716	0.728
5		OLD HWY 99 SE	345329	7.928
TRACT A		OLD HWY 99 SE	15465	0.355
TRACT B		OLD HWY 99 SE	29920	0.687
TRACT C		OLD HWY 99 SE	79162	1.817



MONUMENT NOTES

- FOUND 5/8" REBAR WITH RED CAP MARKED "LS 34147 GIBBS & OLSON" PROTRUDING 2" ABOVE GROUND.
- FOUND 1" DIAMETER IRON PIPE LYING 0.3' WESTERLY OF CALCULATED POSITION, 1' EXPOSE ABOVE GROUND.
- FOUND 1" DIAMETER IRON PIPE WITH WASHER AND TACK LYING 0.3' NORTHERLY OF CALCULATED POSITION, 1' EXPOSE ABOVE GROUND.
- FOUND 5/8" REBAR WITH BROKEN RED CAP MARKED "GIBBS & OLSON WILLIAMS LS 34147".
- FOUND 3" BRASS CAP MARKING ϕ HWY 99, COUNTY MONUMENT 289AZ.
- FOUND 3" BRASS CAP IN ϕ HWY 99.
- FOUND 1/2" OUTSIDE DIAMETER IRON PIPE ON HOG WIRE FENCE, 1.0' NORTHERLY OF NORTH RIGHT-OF-WAY LINE OF OLD HWY 99.
- FOUND REBAR MARKING NORTH RIGHT-OF-WAY LINE OF OLD HWY 99.
- FOUND FOUND 1/2" REBAR WITH YELLOW CAP MARKED "F.L. MARTIN. LS 10785".
- FOUND 5/8" REBAR WITH RED CAP MARKED "GIBBS & OLSON WILLIAMS 34147", 0.4' WESTERLY FROM CALCULATED POSITION.
- FOUND 1.25" IRON PIPE 0.5' WESTERLY FROM CALCULATED POSITION. FOUND 5/8" REBAR WITHOUT CAP PROTRUDING 2.5' ABOVE GRADE, 2.2' SOUTHWESTERLY FROM FOUND IRON PIPE.
- FOUND 1.25" IRON PIPE WITH TACK, PROTRUDING 0.5' ABOVE GRADE. SHOT TAKING AT TACK. 0.3' NORTHWESTERLY FROM CALCULATED POSITION.
- FOUND 1.25" IRON PIPE, PROTRUDING 0.2' ABOVE GRADE. 0.3' WESTERLY FROM CALCULATED POSITION.

REFERENCE SURVEY

- BLA 06-114384-TC, AFN 3937839
- MIMA ACRES VOLUME 2 PAGE 28, AFN 915923
- BLA 19-113533-TC, AFN 4740252
- ROS, AFN 4904947

SURVEY NOTES

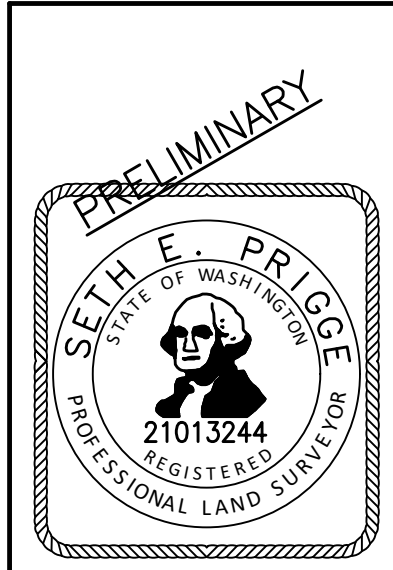
- INSTRUMENT USED: SOKKIA IX, 3" TOTAL STATION AND TOPCON VR GPS.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090.
- SURVEY COMPLETED 01/2023.
- ALL MONUMENTS SHOWN AS FOUND VISITED 07/2021 AND 01/2023.
- MTN2COAST (M2C) WAS RETAINED BY SCJ ALLIANCE TO COMPLETE A FINAL PLAT OF THE PROPERTY SHOWN. M2C COMPLETED THE ORIGINAL BOUNDARY SURVEY 7/2021 RS(4).

LEGEND

- | | | |
|---------------------------|--|---|
| PROPERTY LINE | | ● FENCE POST |
| LOT LINE | | ● BRASS CAP |
| ROAD RIGHT-OF-WAY | | ○ IRON PIPE |
| ROAD CENTERLINE | | ○ REBAR AND CAP |
| EASEMENT LINE | | ○ REBAR WITHOUT CAP |
| ±6' TALL CHAIN LINK FENCE | | ● SET 5/8"x24" LONG REBAR WITH YELLOW PLASTIC CAP MARKED "LS 21013244, 29278" |

FENCE NOTES

- T-POST LIES ±1.5' WESTERLY OF PROPERTY LINE.
- T-POST LIES ON PROPERTY LINE.
- T-POST LIES ±2.7' WESTERLY OF PROPERTY LINE.
- ±4' TALL, 6"x6" RAILROAD TIE FENCE POST LIES ON PROPERTY LINE.
- WIRE FENCE BETWEEN FOUND IRON PIPE LIES ±1.7' WESTERLY OF PROPERTY LINE AND FOUND IRON PIPE. LIES EASTERLY OF CHAIN LINK FENCE.



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SHEET	2 OF 2	DATE	01/23/2023
PROJECT NO.	22-212	SCALE:	1" = 100'

File Attachments for Item:

- 8. 1) Chief of Police**
- 2) Director of Public Works**
- 3) City Planner**
- 4) Code Enforcement/Building Inspector**
- 5) PARC Specialist**
- 6) City Attorney**
- 7) Clerk/Treasurer**
- 8) Mayor**

CITY COUNCIL AGENDA STAFF REPORT

Council Meeting Date: 2/28/2023
Agenda Item Number: Reports

Originator: Troy Cannon

Title: Director of Public Works

Discussion Action Required

Department: PW

Old Business New Business Resolution Ordinance Public Hearing

Subject:

WWTP: No Major Issues. Septage receiving is back up again. Total January Septage received 124,900 Gallons.

Projects: New Park toys concrete curbs are being done this week. Preping for sidewalks. QH is close to being done, Just a few more small electrical things, insulation in the attic and the hand rail and ramp. Pics included.

Streets: Working on potholes

Water: Reading meters.